

Minutes of Plan Commission Meeting July 21, 2020

Call to Order – Mayor Palm called the meeting of the Commission to order at 5:18 PM.

Roll Call – Present were Mayor Palm, Phil Wedekind, Roy Franzen, Jim O'Neill, Tom Kolb, and Dee Marshall.

Also in attendance were Pat Cannon, Attorney Emily Truman, David Miller, Anna Pulling, Oleg Boukhankov, and Kevin Shelley.

Call to Order

- a. Note compliance with the Open Meeting Law. Mayor Palm noted compliance with the Open Meeting Law.
- b. Agenda Approval: Mayor asked for a motion to approve the agenda with a minor change to switch under New Business, Item a and b, so the Baraboo Public Library will be first and the four-lot CSM would be seconded. It was moved Kolb, seconded by Wedekind to approve the amended agenda. Motion carried unanimously.
- c. Minutes Approval: It was moved by Franzen, seconded by Wedekind to approve the minutes of the June 16, 2020 meeting. Motion carried unanimously.

Public Invited to Speak (*Any citizen has the right to speak on any item of business that is on the agenda for Commission action if recognized by the presiding officer.*) – There were no speakers.

New Business

- a. Review and approve a two-lot Certified Survey Map for land the Baraboo Public Library, located on the east side of Birch Street between 4th and 5th Avenues, being Lots 6, 7, 8, 9 and parts of Lots 4,5, and 10 of Block 21 of the Original Plat of the City of Baraboo (formerly Adams) in the NW ¼ of the SE ¼ and the SW ¼ of the SE ¼ of Section 31, T12N, R6E, City of Baraboo, Sauk County Wisconsin, by the City of Baraboo – Pat Cannon presented the background to the Commission. Cannon said that this CSM does a combination of combining all of those lots in order to facilitate the library expansion. Palm said that this is similar to what was done when City Hall was built. Wedekind moved, Kolb seconded to approve the two-lot Certified Survey Map as presented. On roll call vote for the motion, Ayes – Franzen, O'Neill, Kolb, Marshall, Palm, and Wedekind. Nay – 0, motion carried 6 to 0.
- b. Review and approve a four-lot Certified Survey Map for land in the City's Extraterritorial Plat Approval Jurisdiction and the Town of Baraboo Sanitary District No. 1, located on the south side of Gall Road just west of Gasper Drive, being part of the NW ¼ of the SW ¼ of Section 12, T11N, R6E, Town of Baraboo, Sauk County, Wisconsin, by David & Tari Miller – Palm said that Engineer Pinion feels that this CSM is in the Town of Baraboo Sanitary District and meets the criteria and accordingly he is suggestion that the CSM be approved. It was moved by Wedekind, seconded by Kolb to approve the CSM as presented. Kolb asked Mr. Miller if Lot 4 has a driveway access to Gall Road. Miller said that it has a walk access on the east side of Lot 1. He said the walk is 3-foot wide. He said that he is going to have a shared driveway easement for Lot 4 across the narrow strip of Lot 3 and Lot 2. On roll call vote for the motion, Ayes – O'Neill, Kolb, Marshall, Palm, Wedekind, and Franzen. Nay – 0, motion carried 6-0.
- c. Review a Conceptual Development Plan in accordance with Step 2 of the Planned Development process for Oleg Boukhankov, d/b/a Absolute Auto Repair and Sales, LLC to allow an Automobile Sales and Service business to be located in the existing building on the southwest corner of 8th Avenue and Park Street in a B-2, Neighborhood Business zoning district Lots 6 and 7 in Block 16 of the Moore & Drowns Addition to the City of Baraboo in the NE¼ of the SW¼ of Section 35, T12N, R6E, located at 633 8th Avenue and formerly occupied by Parkside Motors – Truman said that this is a very early Conceptual Design, they are looking for feedback from the Commission. She said that the property was previously used as a car repair shop and used car lot for several years. She said that the property has not been used for this for over a year; therefore, the conditional use overlay no longer applies which it is why it is before the Commission. Palm said that the City Engineer suggests that the Commission give some consideration of the location and the number of vehicles displayed for sale, the number and location of customer parking stalls, and the number and location of employee parking stalls. Kolb said that used car sales was eliminated from B-2 zoning, but this has been a staple in this

area for quite some time, and it is an attractive building; therefore, he would not have any concerns about selling cars at this location. Kolb said he would be concerned about the number of cars available there and where they would be. Anna Pulling spoke, saying that her husband, Oleg and her own Absolute Auto, located on Highway BD, they average about 15 cars on the lot and they would like to move in to town. She said that they do not plan to park many cars behind the building. She said that most of the vehicles they buy need repairs. She said that their plan is to repair cars on-site for themselves, so they do not plan to have a lot of traffic from customers. Kolb suggested that they get together with Tom Pinion to talk about the number of vehicle and location. Pulling said that they are also interested in opening a body shop for themselves. Palm said that as this moves forward it would like to see them work closely with City Engineer as to number of cars, exact location of parking, and ADA requirements. The Commission presented an overall favorable, but wants to see them work with City Engineer regarding where employees park, cars for sale, ADA requirements, etc.

Adjournment - It was moved by Kolb, seconded by Wedekind to adjourn at 5:33 p.m. The motion carried unanimously.

Mike Palm, Mayor